Bishop Monkton Neighbourhood Development Plan

Housing Needs Survey, September 2026

Purpose:

The Housing Needs Survey was conducted across the Parish with the aim of getting baseline data about households' views on current and future housing provision in Bishop Monkton, plus some feedback on the current provision of utilities and services.

The survey data will be used to develop recommendations for appropriate development aligned with the wishes of our community.

Methodology & Distribution

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- The survey was conducted both using paper copies and an online form on MS Forms – this enabled broad participation.
- The basis was **one survey per household** (not per resident)
- The survey was advertised on the Village website & Facebook page, and every household received a paper flyer with a QR code linking to the survey. Paper copies were made available on request.
- 363 flyers and 95 paper surveys were distributed – paper copies were the manually input into MS Forms.
- **We had 119 responses**, 25 of which were via paper forms.
- **This represents 30% of the 395 households (2021 ONS Data) in Bishop Monkton**

Executive Summary - Housing

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- Our village has a higher proportion of older residents than the regional and national average
- We have a very stable population – who given the choice wish to continue living here
- 91% of households own their home, with 75% living in a detached house / bungalow – an unusual distribution which perhaps makes living here challenging financially for younger people and those on low incomes
- Future housing stock should probably be balanced towards smaller homes – older people are looking to downsize, which will in turn release larger houses
- Only half of the village is opposed to new homes – but there is a wish for smaller (“infill”) developments which are in keeping with existing architectural styles
- The impact of new housing on drainage and local roads is a concern
- People would like to see improved footpaths and cycleways

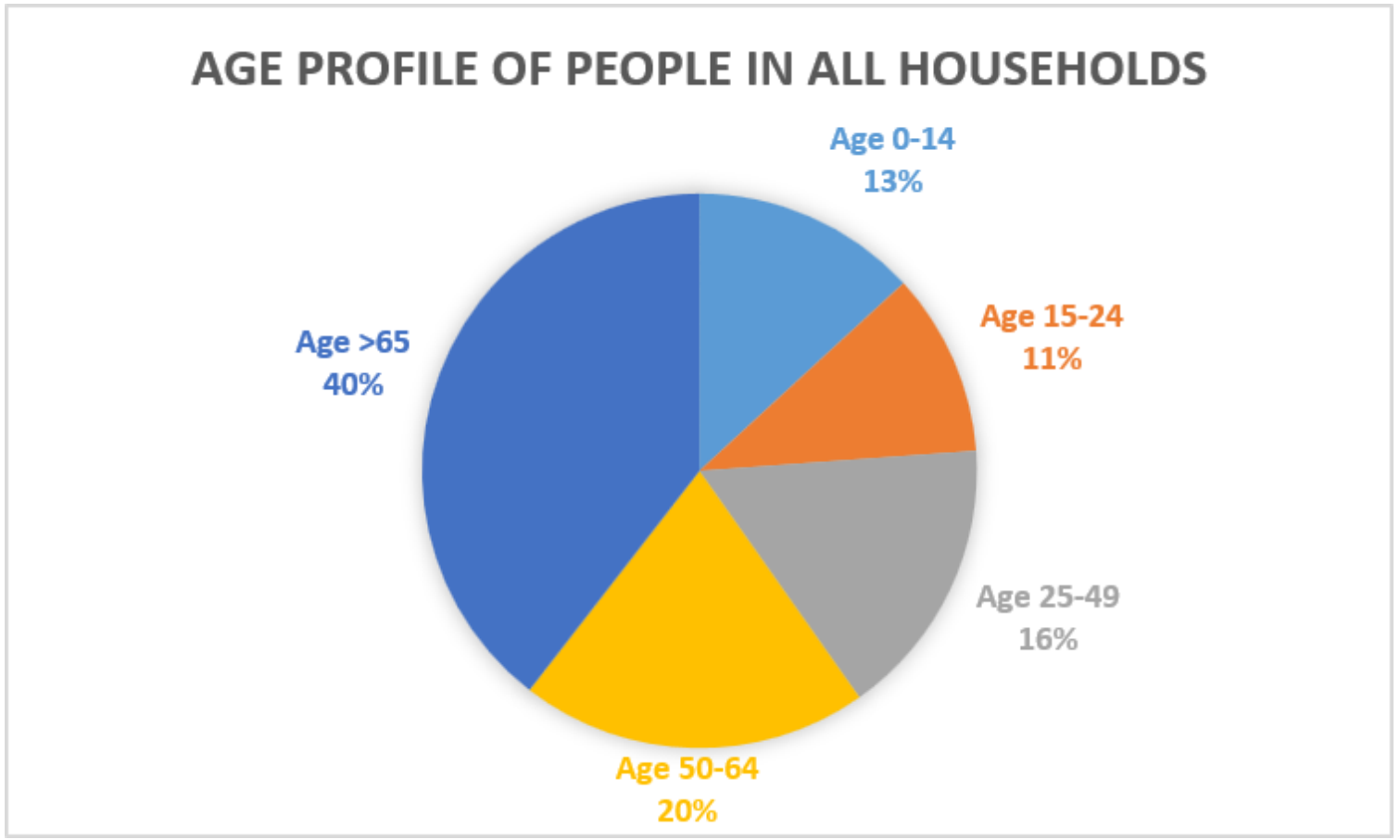
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Survey Results

Section 1 :
About you and your home

Question 1 : Age Profile
(total respondents and household members)

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Question 1 : Household Composition

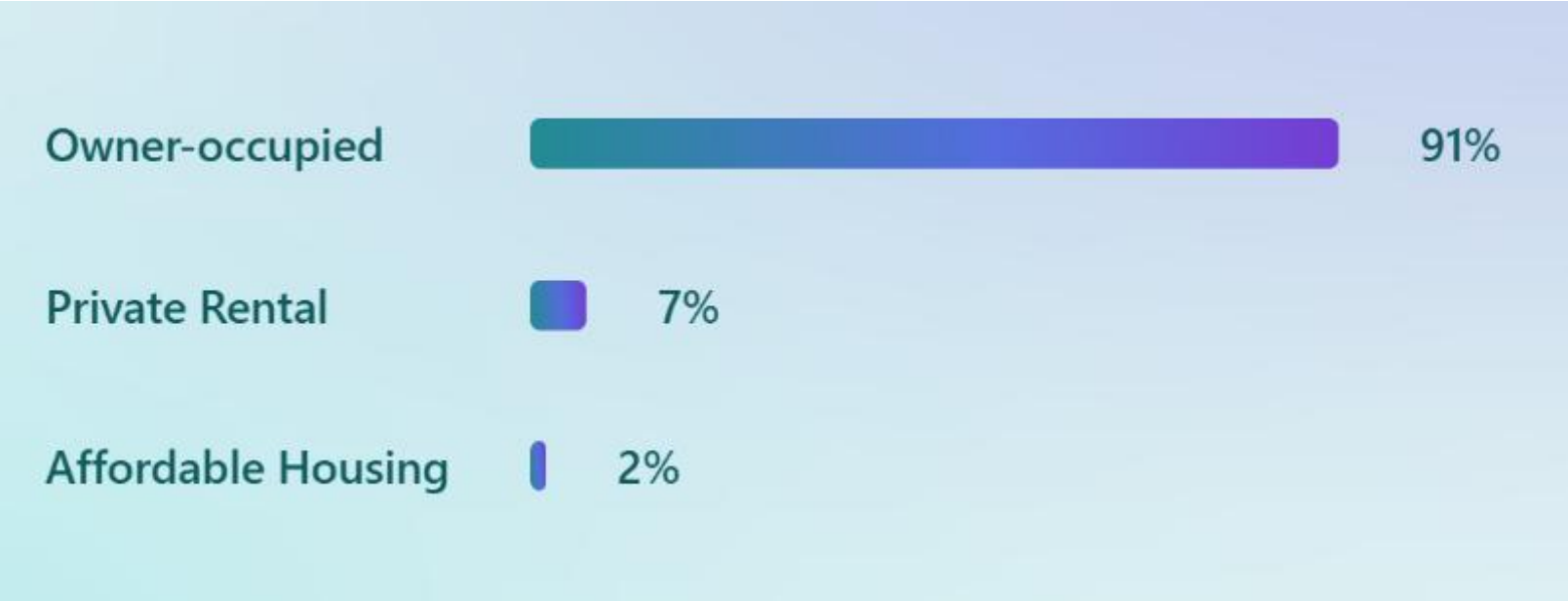
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- 17 (14%) of households responding had children aged 0-14
- 21 (18%) of households responding had young adults aged 14-24
- 29 (24%) of households had adults aged 25-49
- 38 (32%) of households had adults aged 50-64
- 70 (59%) of households had adults aged 50-64

- 21 (18%) of households were single occupancy
- Average household size was 2.35 people
- No evidence of multi-generational (3 or more) households based on age profile

Question 2 : What is the tenure of your home?

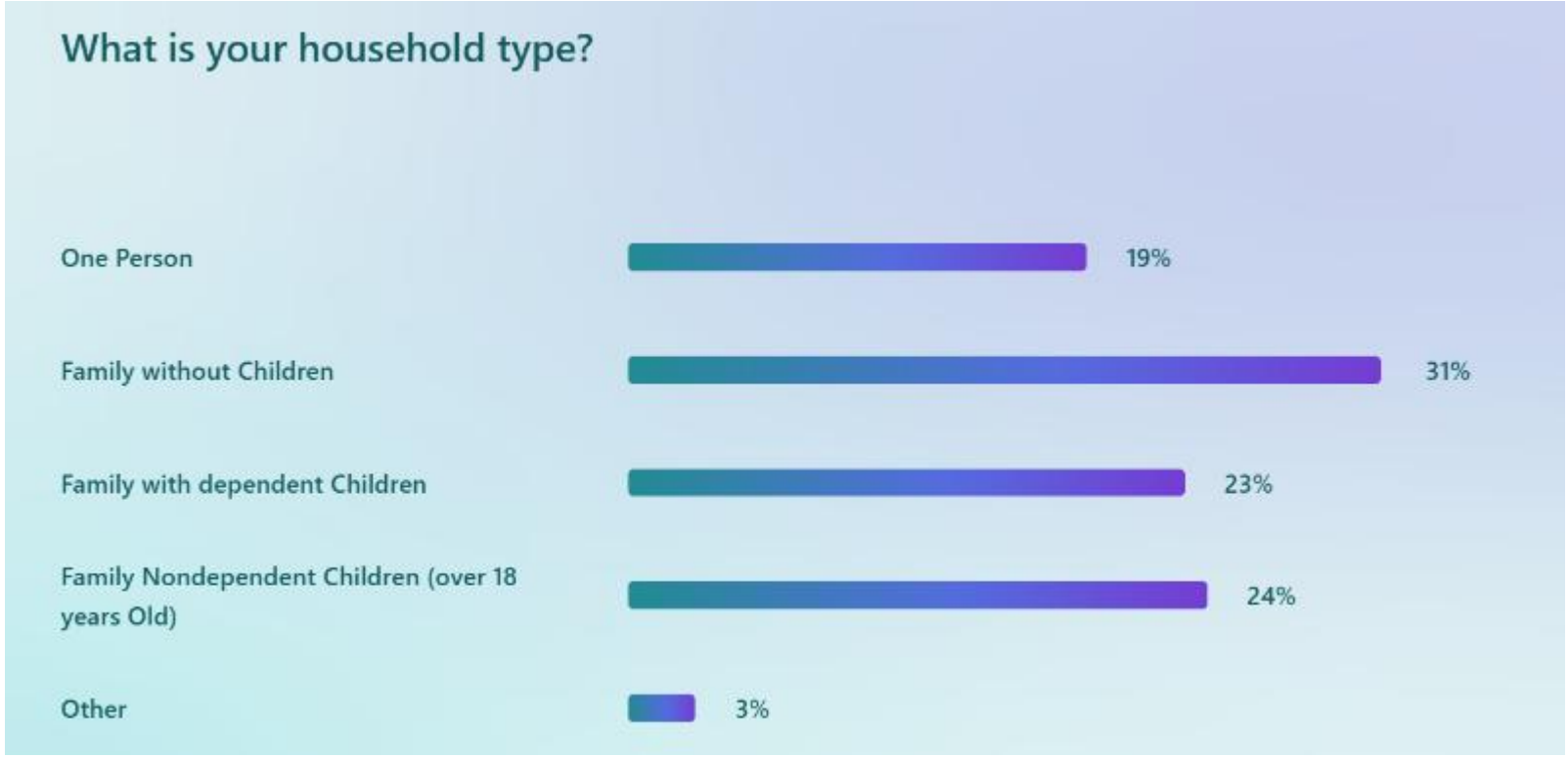
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Comments:

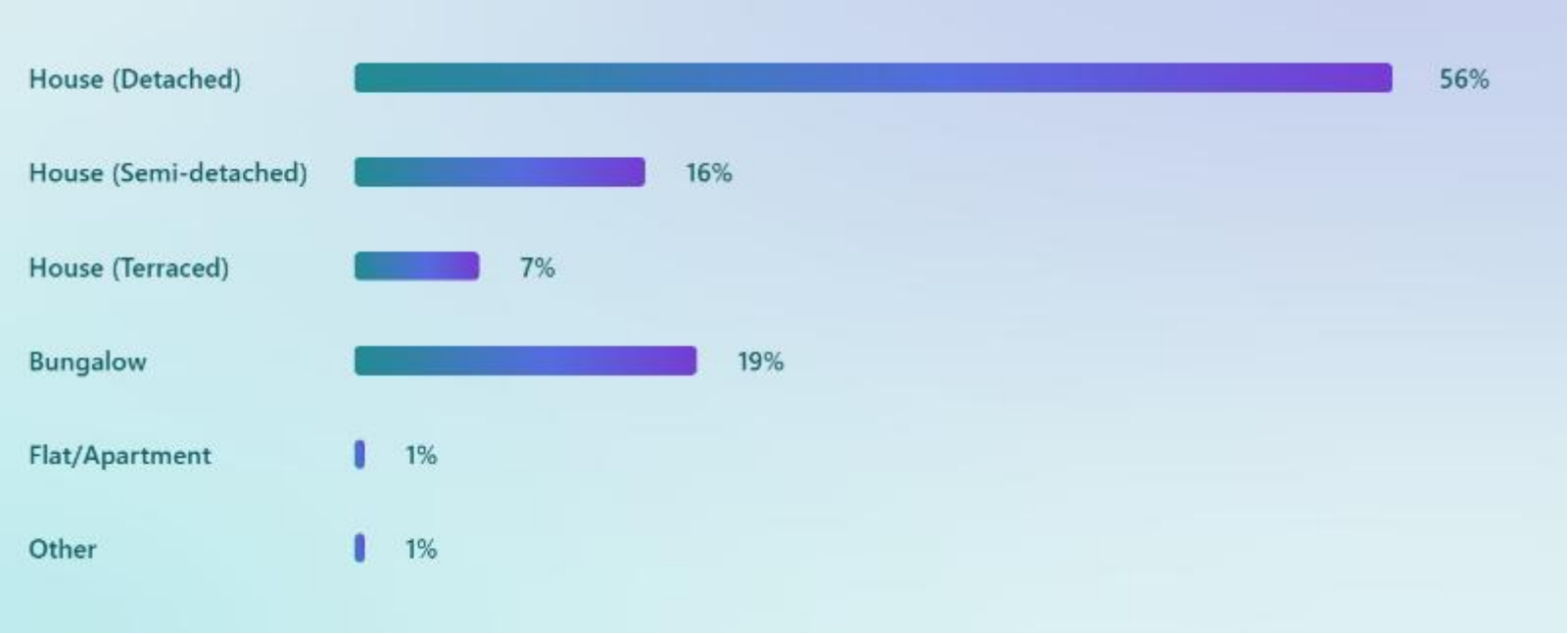
- We have very few homes available for private rental or affordable housing

Question 3 : What is your household type?



Comments:

Question 4 : What type of property is your home?



Comments:

- 75% of respondents live in detached houses and (detached) bungalows

Question 5 : How many bedrooms do you have in your home?

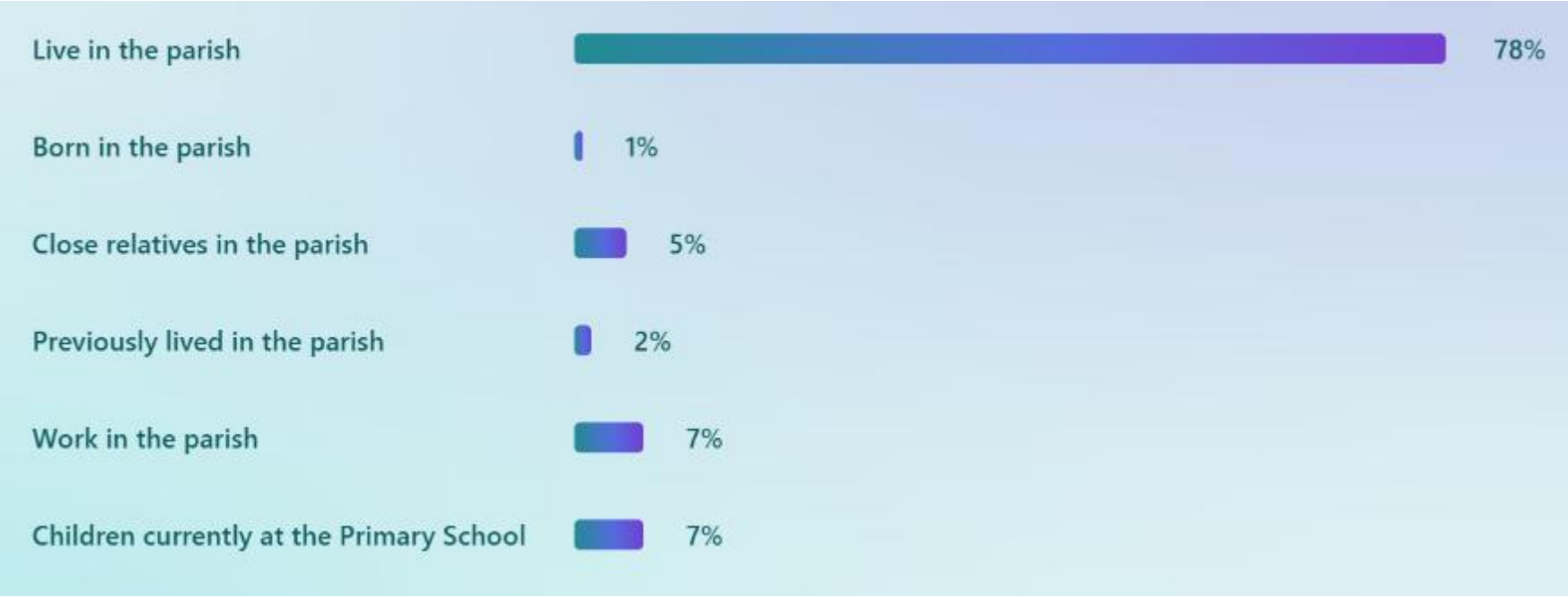


Comments:

- Respondents' houses – and indeed our housing stock – are in general large
- Provision of smaller houses is poor

Question 6 : How strong is your connection with Bishop Monkton?

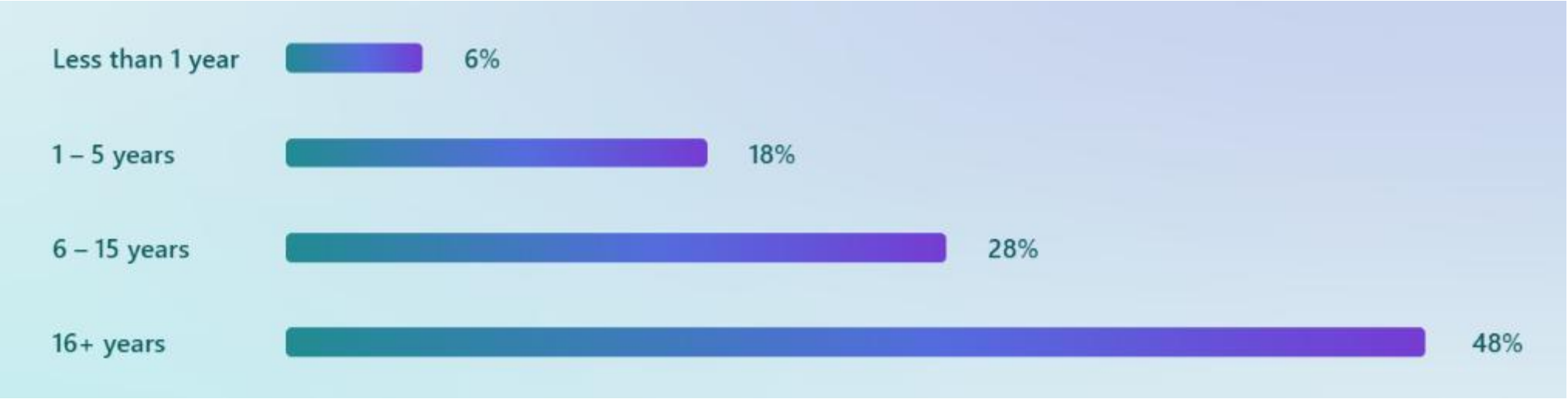
(Select all that apply for people within your household)



Comments:

- Respondents with children at the primary school seem under-represented given the size of the school?
- Very few people work in Bishop Monkton – unsurprising given the lack of employment opportunities in the Parish

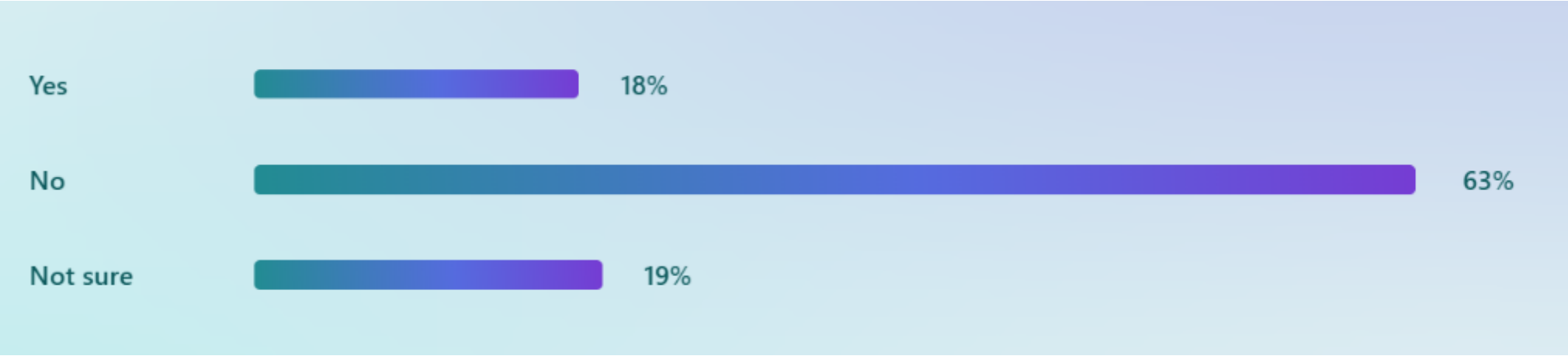
Question 7 :
How long has the person in your household who has lived in the parish the longest lived here?



Comments:

- Once people move to Bishop Monkton, they stay a long time!

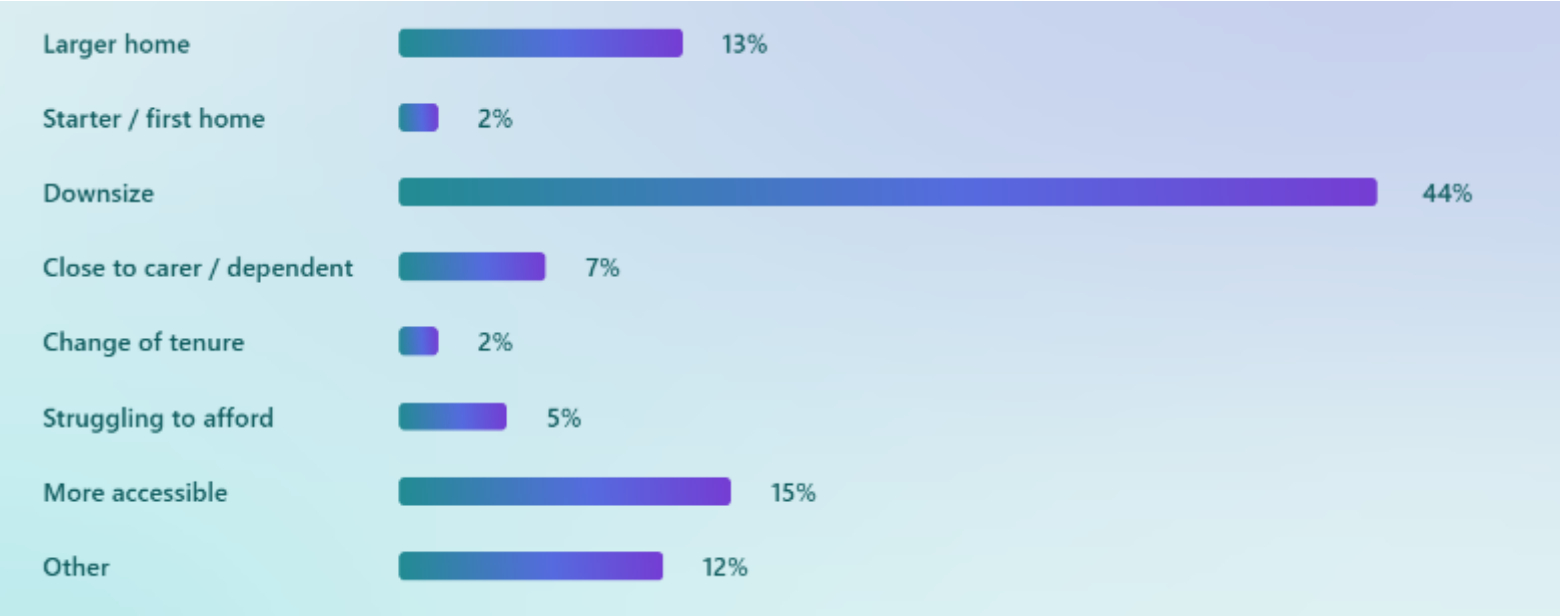
Question 8 : Do you expect any change to your housing in the next 5–10 years?



Comments:

- Most respondents felt their housing need was stable and unlikely to change

Question 9 :
If you expect any change to your housing in the next 5–10 years, please state the reason



Comments:

- Downsizing (perhaps due to the average age of our village) is a very strong theme
- But with so few smaller houses, where do people go?

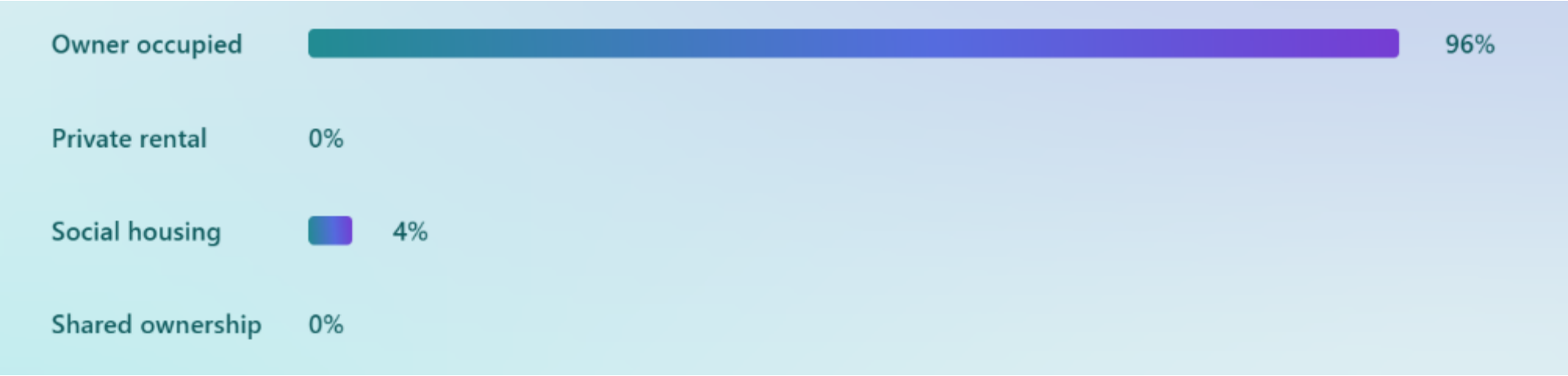
Question 10 : If you expect any change to your housing in the next 5–10 years, please specify your preferred property type



Comments:

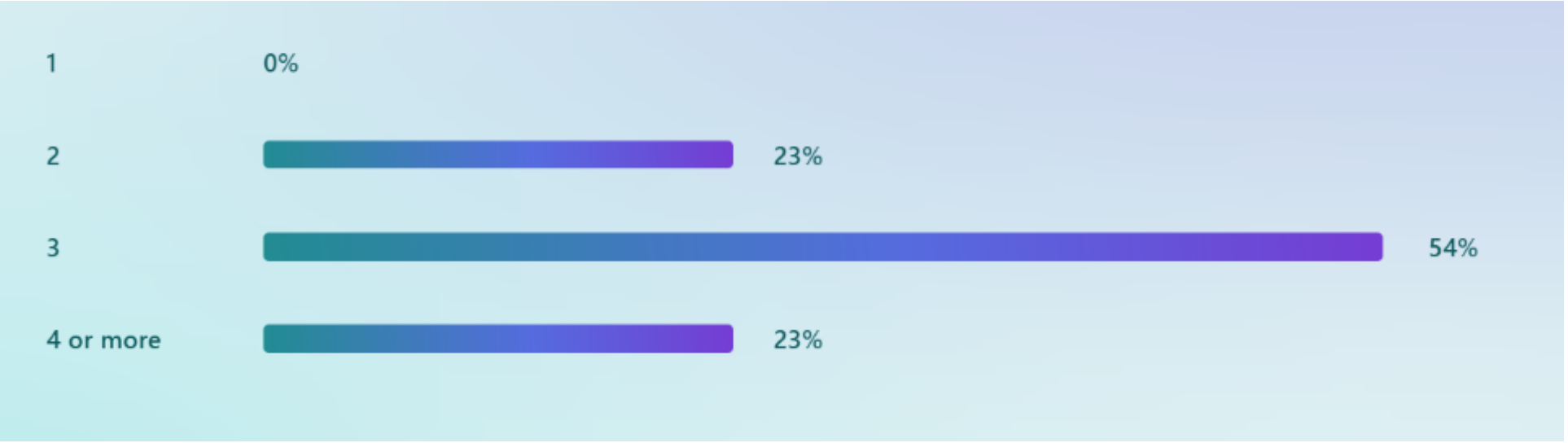
- Bungalows are likely to be in demand, but form no part of current planning applications (Caddick, Avant)

Question 11 : If you expect any change to your housing in the next 5–10 years, please specify the preferred tenure



Comments:

Question 12 : If you expect any change to your housing in the next 5–10 years, please specify the preferred number of bedrooms



Comments:

- Some strong appetite for smaller houses than our current average stock

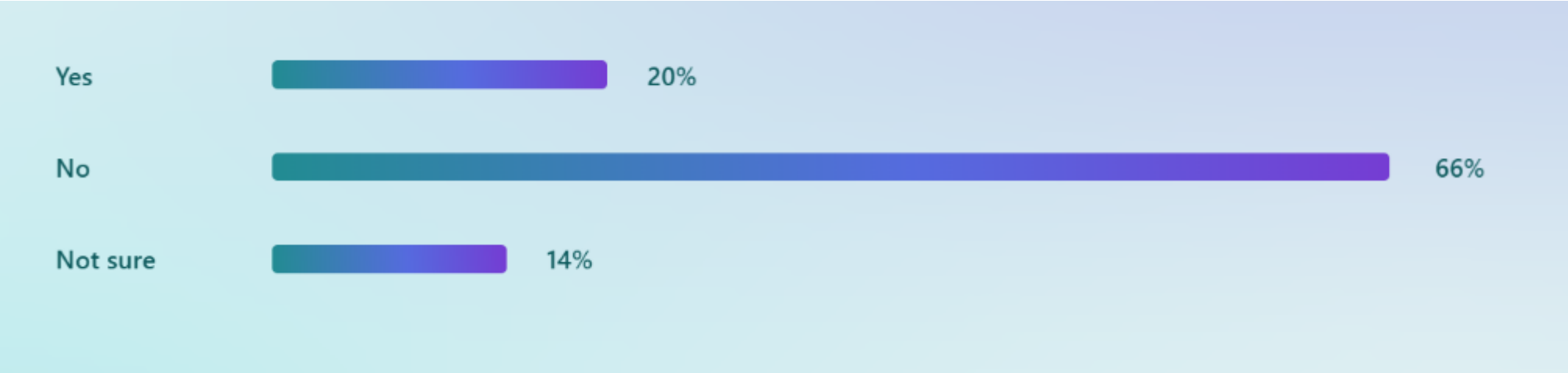
Question 13 : If you expect any change to your housing in the next 5–10 years, please specify if you would prefer to stay in the Parish



Comments:

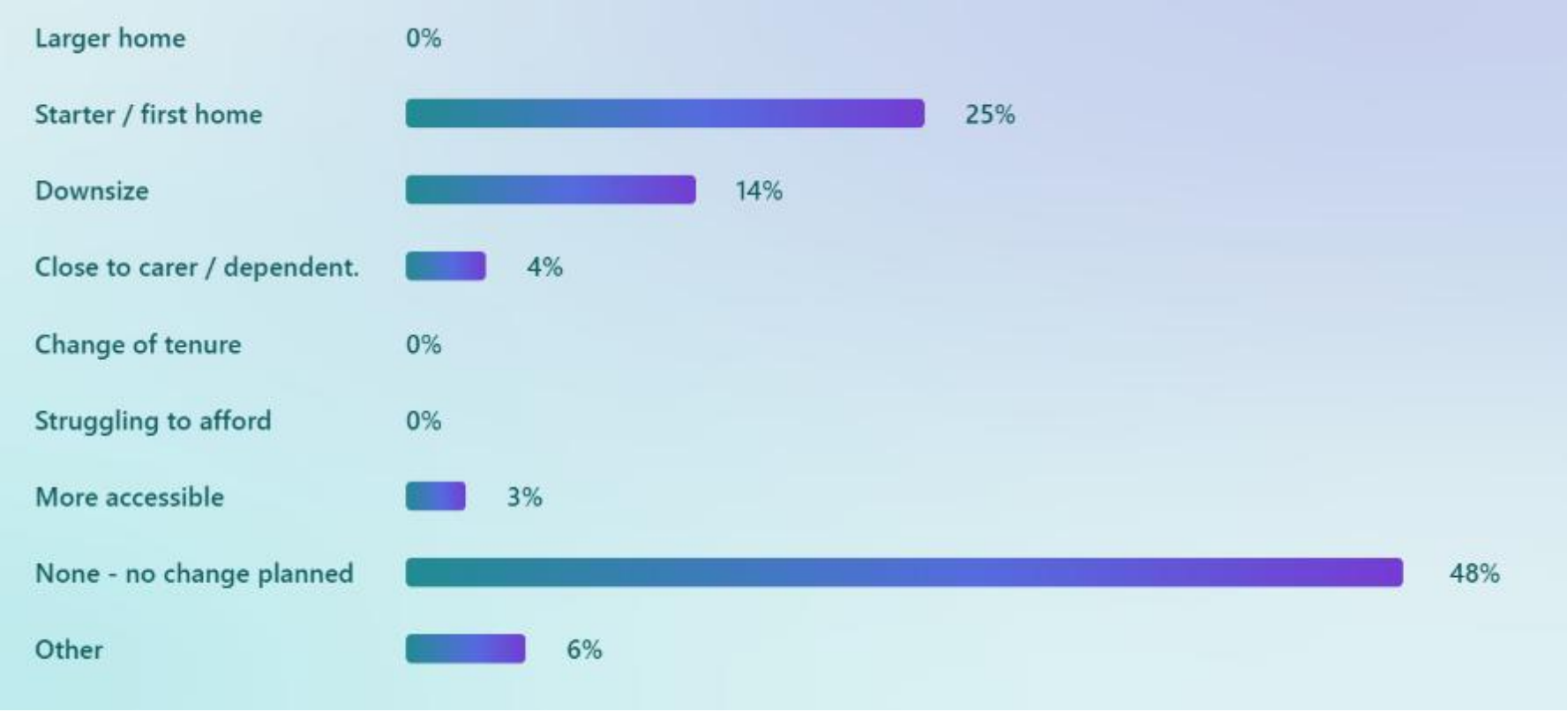
- Most people would prefer their future housing needs to be met within the Parish

Question 14 : Is there anyone else in your household expected to change their housing in the next 5-10 years?



Comments:

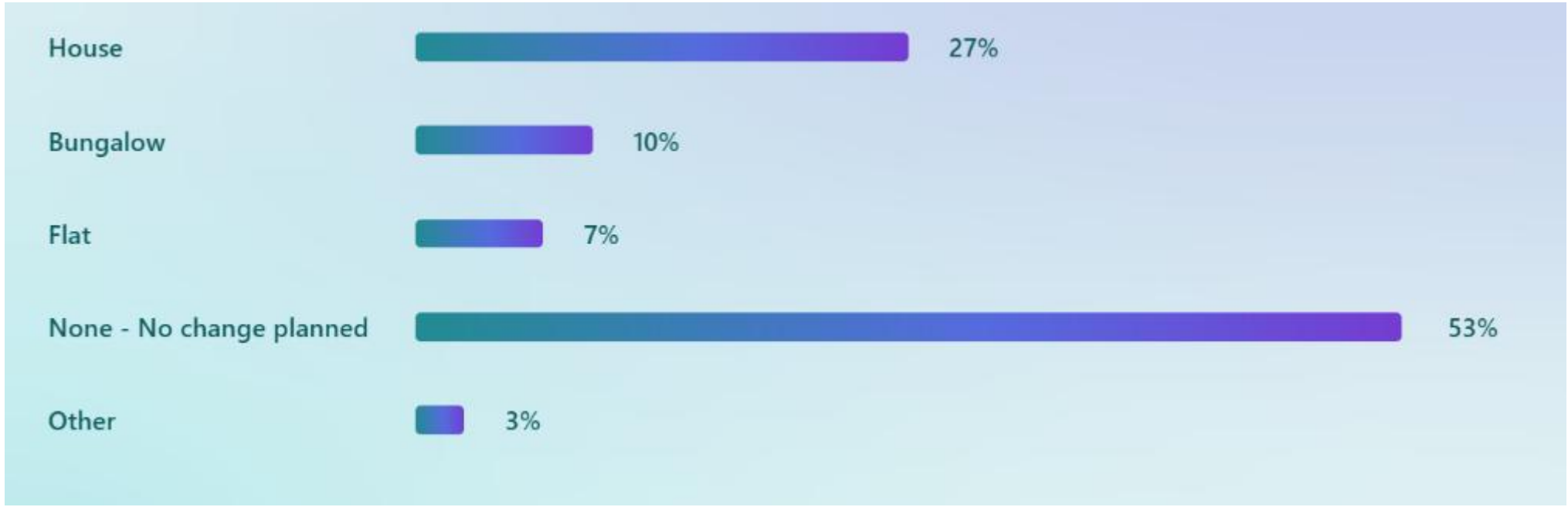
Question 15 : If there is anyone else in your household expected to change their housing in the next 5-10 years, please specify the reason



Comments:

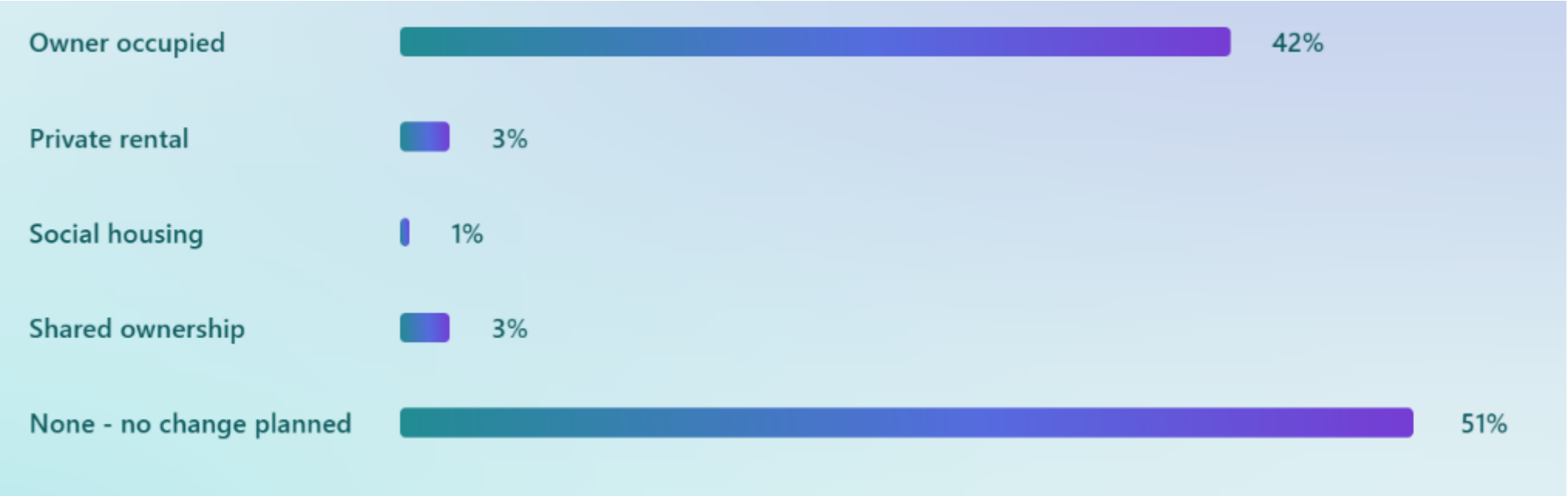
- Starter homes and smaller homes to downsize to are an important focus area

Question 16 : If there is anyone else in your household expected to change their housing in the next 5-10 years, please specify their preferred property type



Comments:

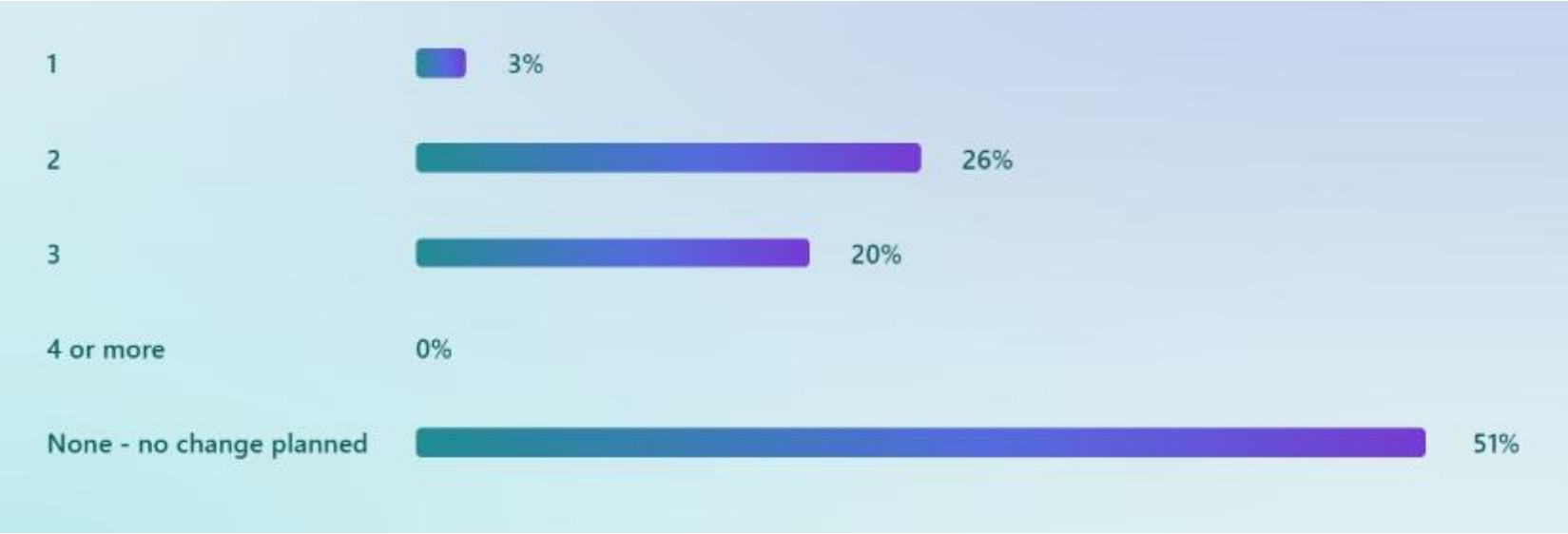
Question 17 : If there is anyone else in your household expected to change their housing in the next 5-10 years, please specify their preferred tenure



Comments:

- Low apparent demand for social housing and private rental

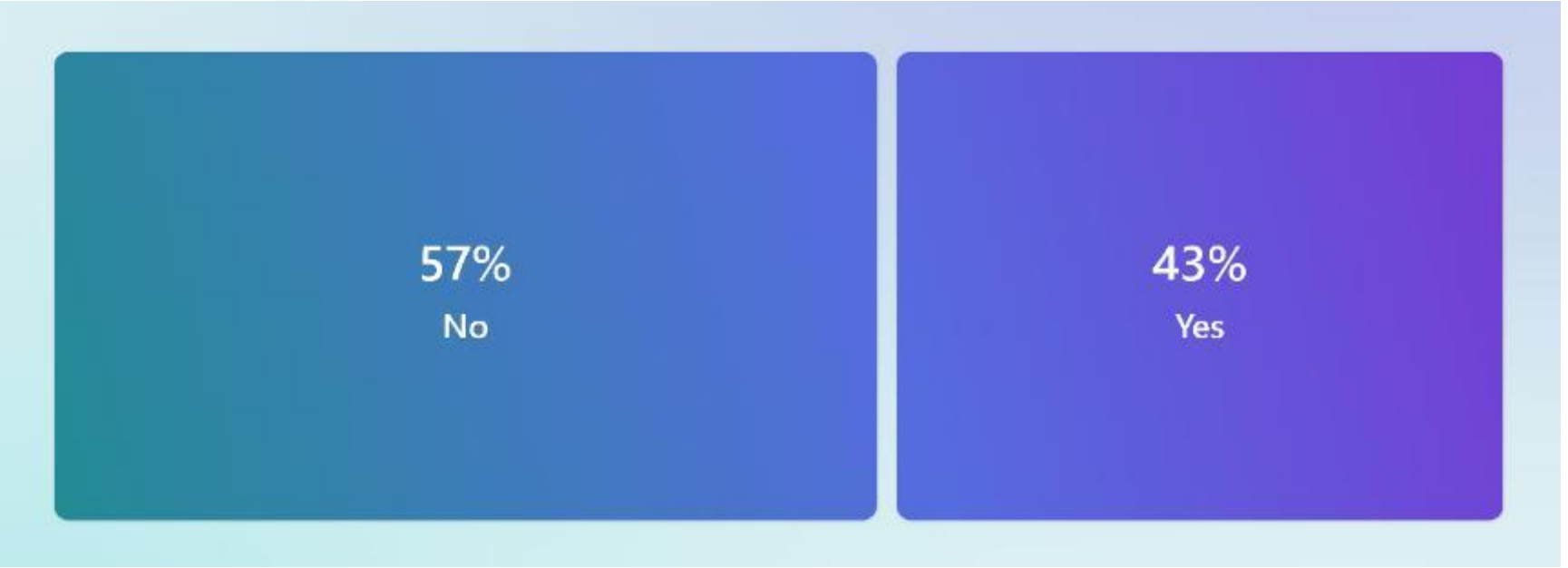
Question 18 : If there is anyone else in your household expected to change their housing in the next 5-10 years, please specify their preferred number of bedrooms



Comments:

- People looking to move out of a household in general want small homes

Question 19 : If there is anyone else in your household expected to change their housing in the next 5-10 years, please specify if they would prefer to stay in the Parish



Comments:

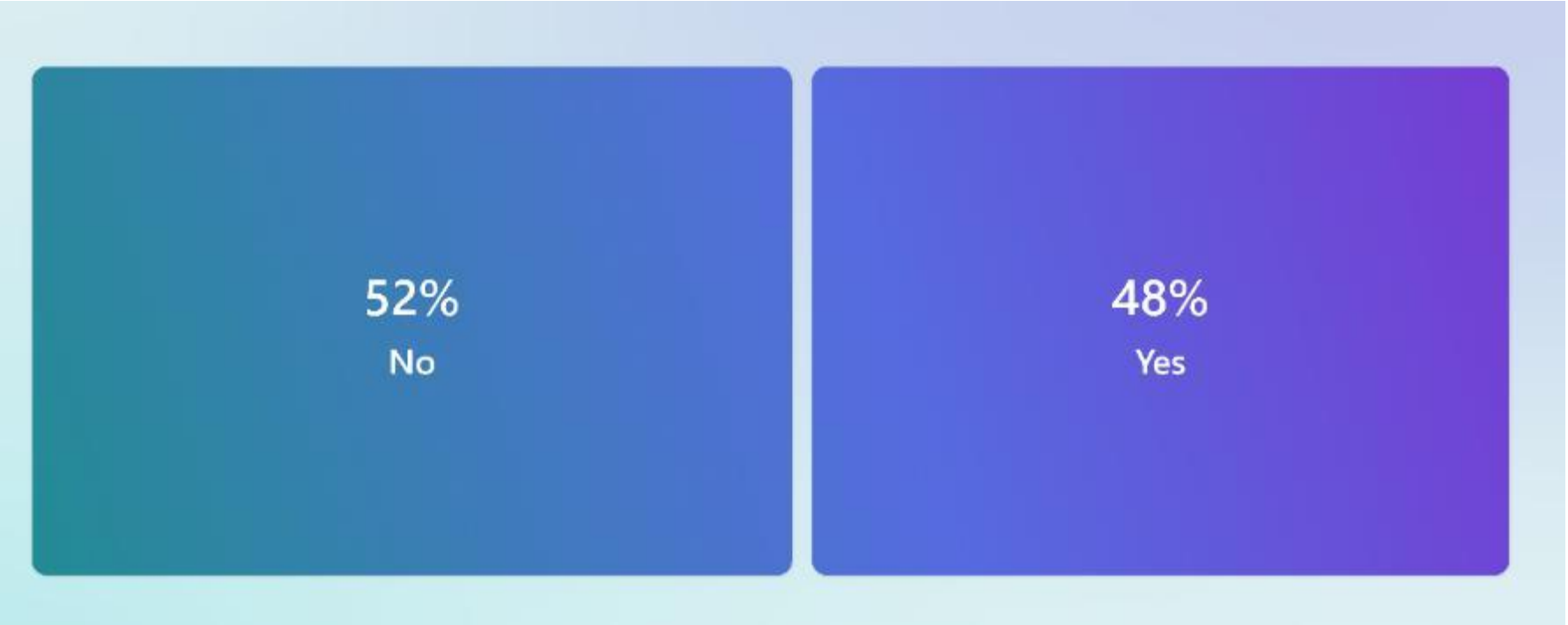
- Is this driven by lack of affordability?

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Survey Results

Section 2 :
Views on future housing in the Parish

Question 20 : Would you support the principle of new housing developments in Bishop Monkton?



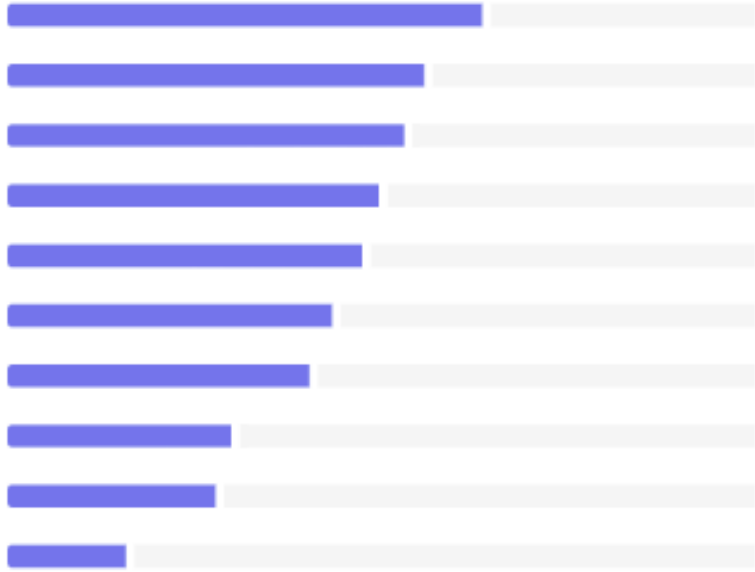
Comments:

- The often-felt opposition to new housing developments is perhaps not as widespread as it seems?

Question 21 : What types of housing do you think are most needed in the Parish? (Ranked, top 5 chosen)

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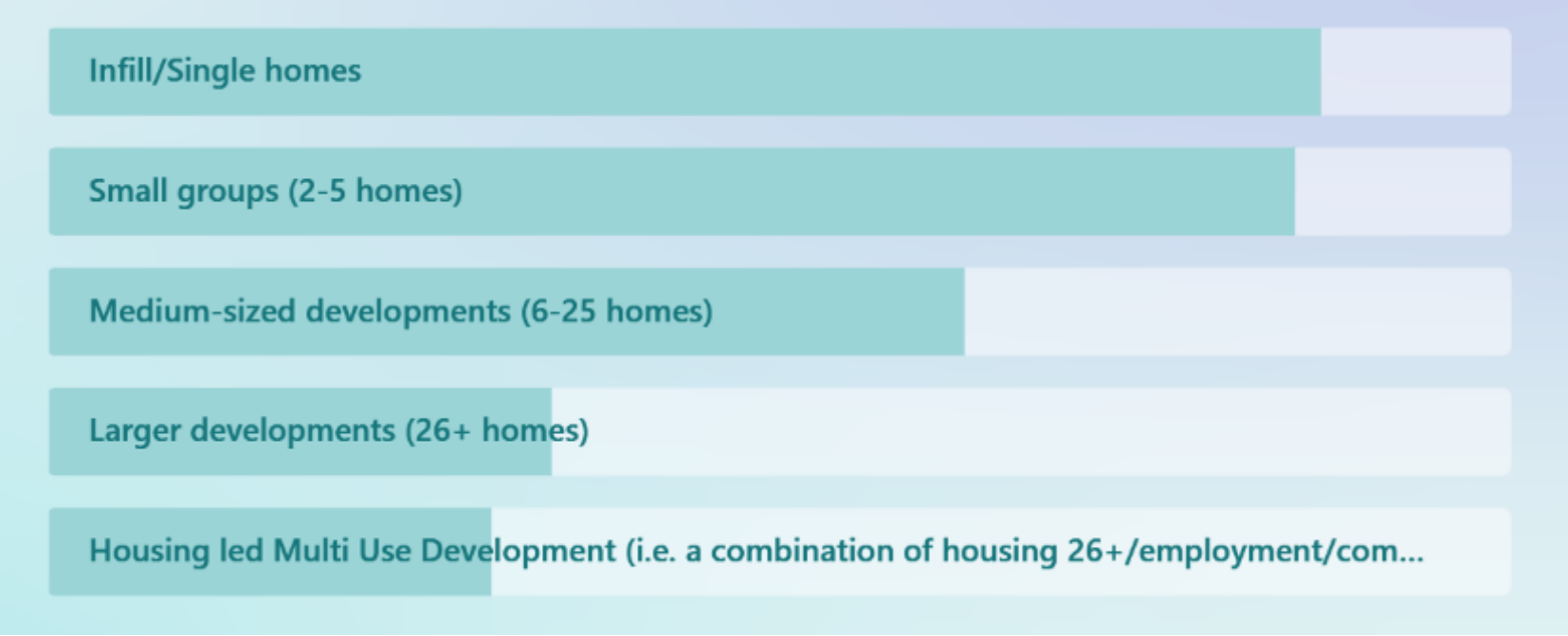
1	Smaller market starter homes (3 bed and under)
2	Older Persons Housing
3	Affordable homes – Shared Ownership
4	Large market family homes (4 bed Plus)
5	Affordable homes -Social housing to rent
6	Wheelchair Accessible / adapted housing
7	Self-Build/Custom Build
8	Live Work Housing
9	Community Cooperative Housing
10	Other



Comments:

- A repeated theme about smaller homes being wanted.

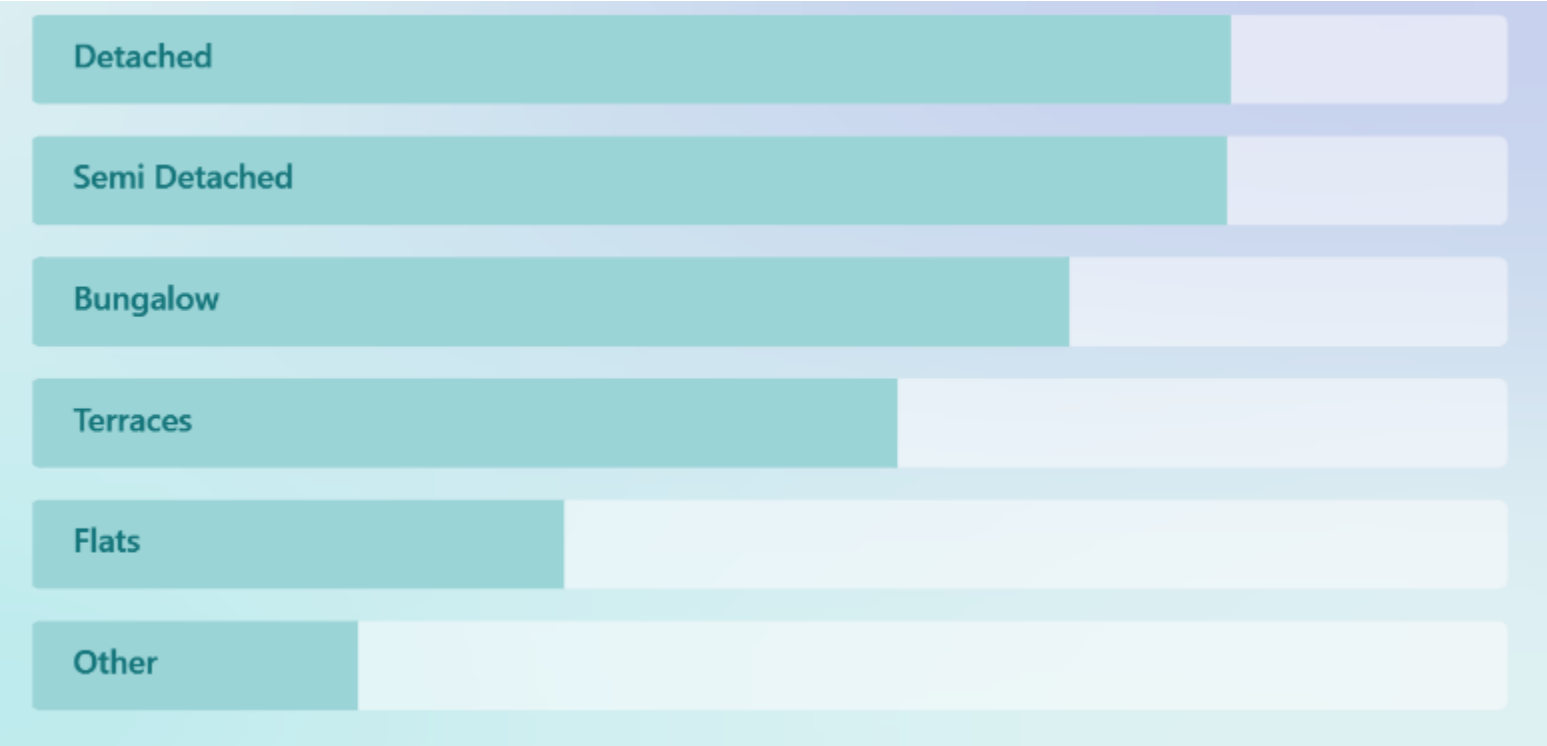
Question 22 : What should the density and grouping of new homes look like? (Ranked, in preference order)



Comments:

- Smaller / infill developments are strongly preferred

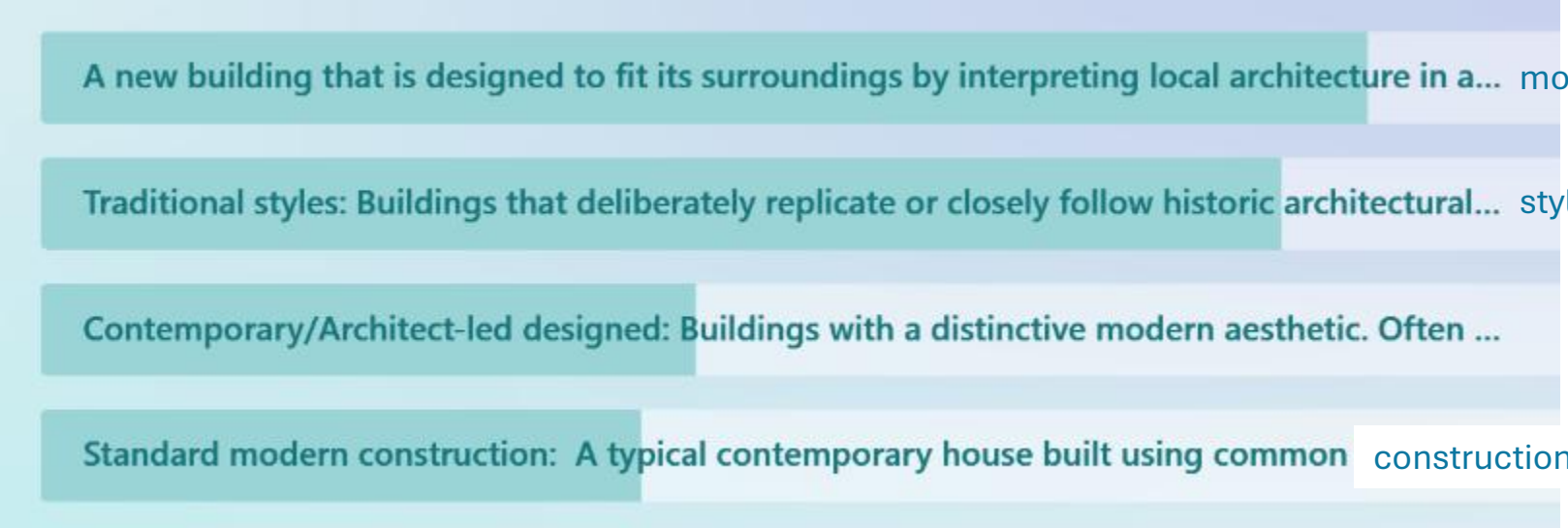
Question 23 : What types of dwellings should be prioritised in new developments? (Ranked, in preference order)



Comments:

- An inconsistency with the identified need for smaller houses and bungalows in earlier questions?

Question 24 : How should new homes appear architecturally? (Ranked, in preference order)



Comments:

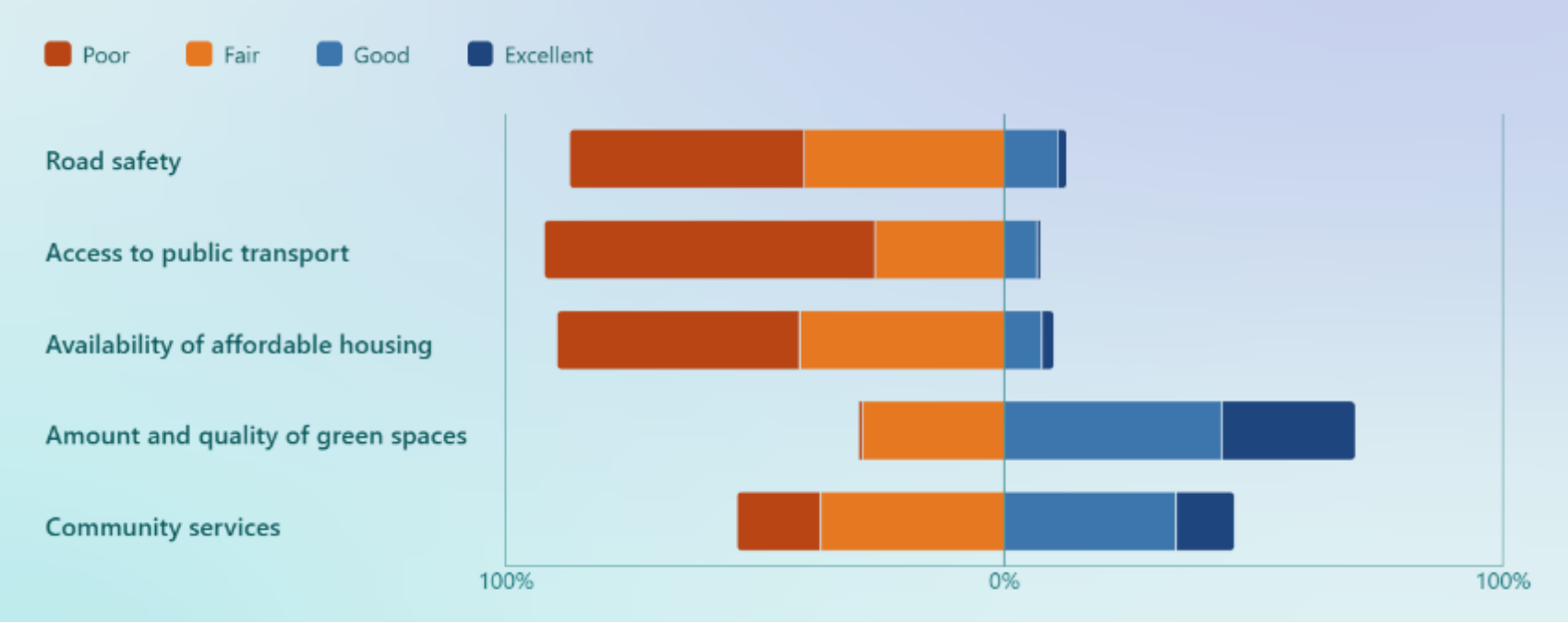
- Consistency of local architecture and traditional styles are important to residents.

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Survey Results

Section 3 : Community Priorities & Infrastructure

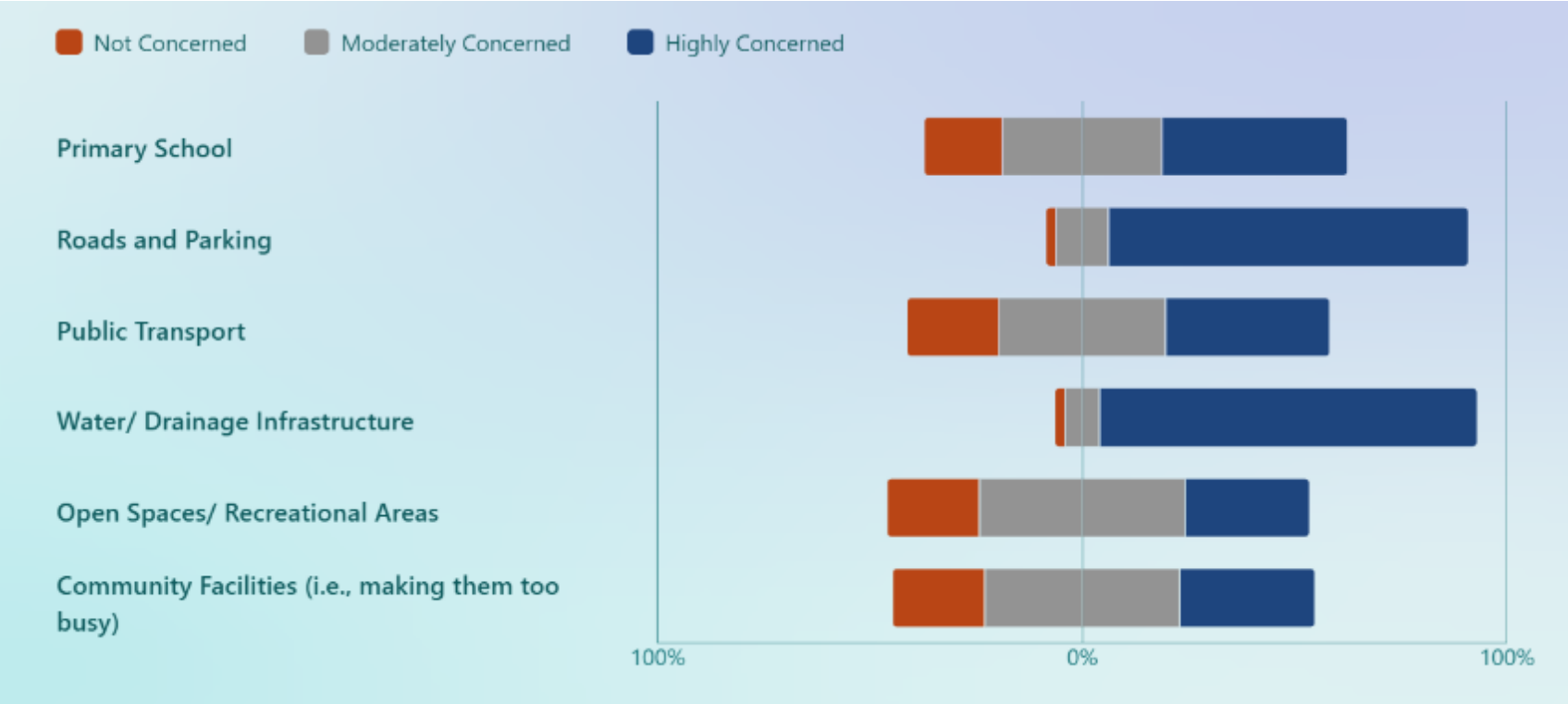
Question 25 : How would you rate the following aspects of Bishop Monkton today?



Comments:

- Significant concerns about road safety, access to public transport and availability of affordable housing
- However, affordable housing was not raised as a major issue elsewhere in the survey
- Green spaces and community services score much better

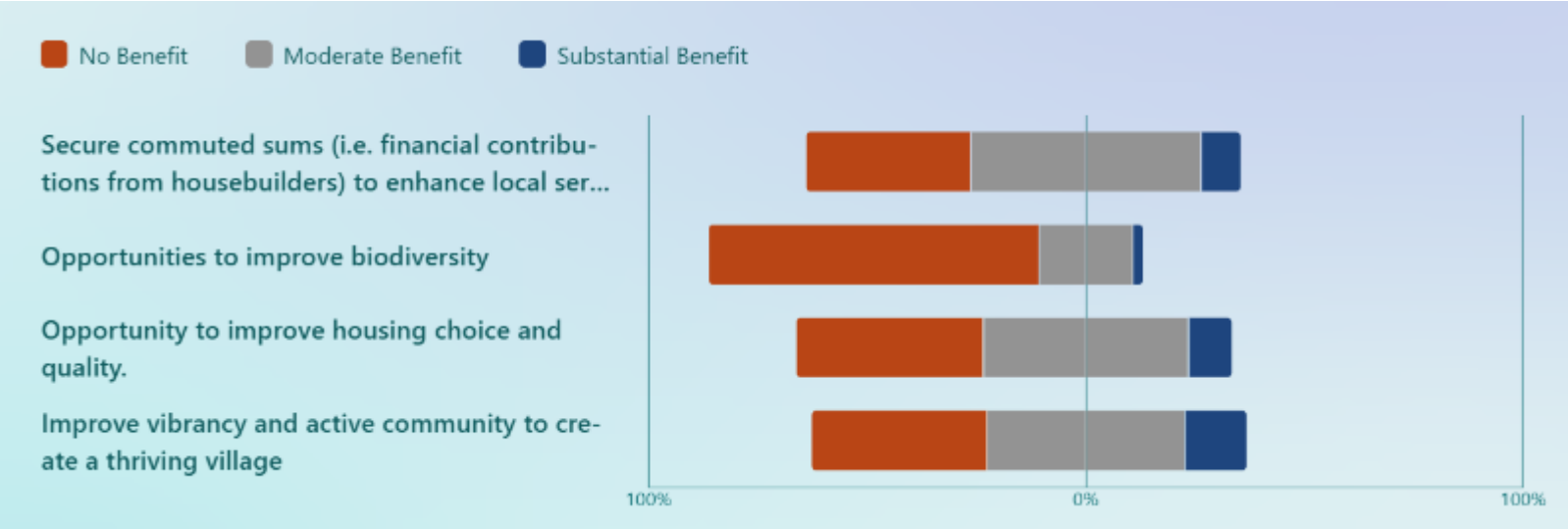
Question 26 : To what extent are you concerned that new housing development will put pressure on the following local services/facilities?



Comments:

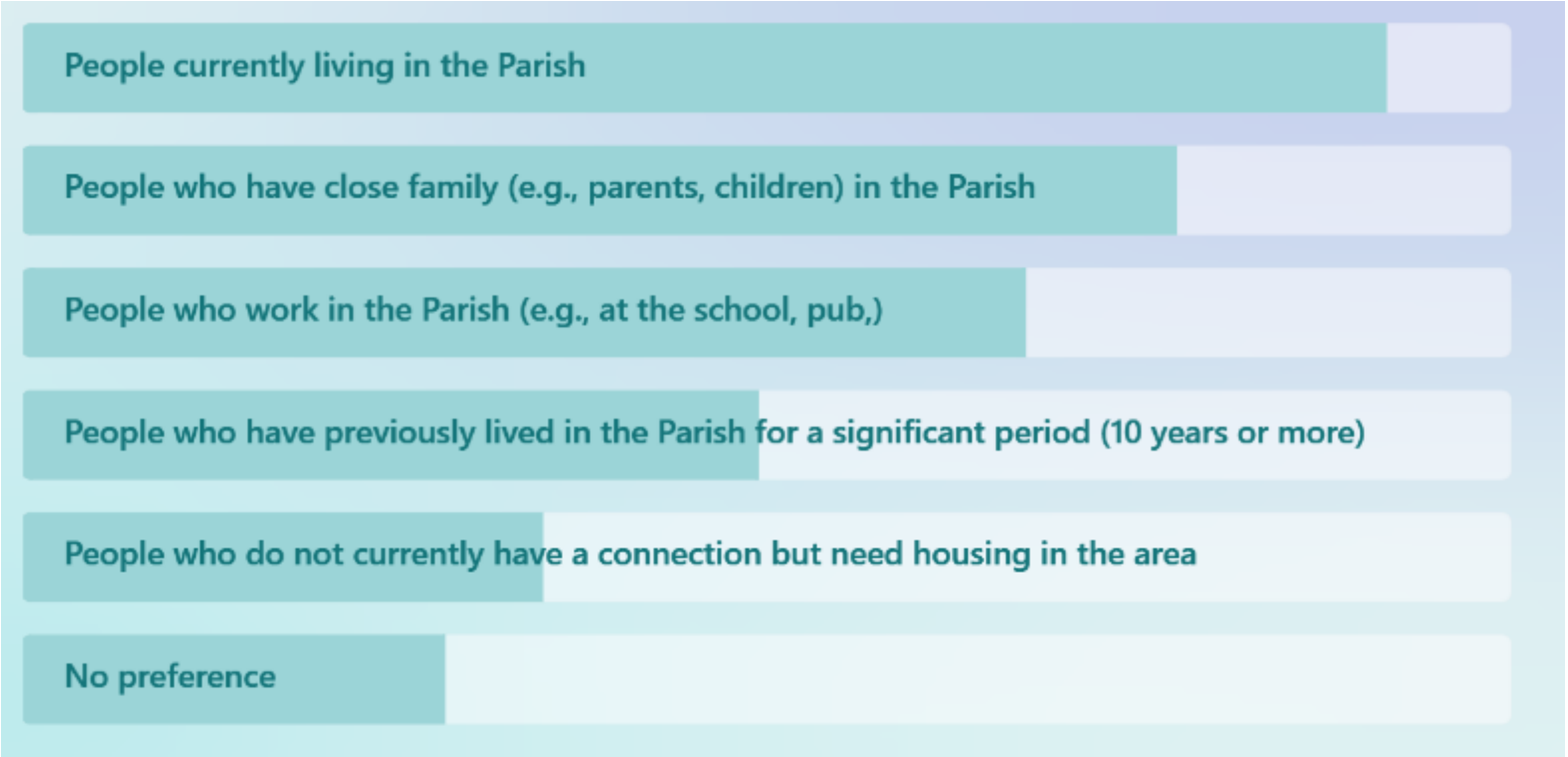
- The impact of development on roads, public transport and drainage is a major concern

Question 27 : What benefits do you think new houses will bring?



Comments:

Question 28 : If new housing (especially affordable homes) were built in Bishop Monkton, which of the following groups do you think should be prioritised?



Comments:

Question 29 : Which of the following, if any, do you think should be included/improved alongside any new housing development? (Ranked in order)



Comments:

- Transport & movement is a major frustration / opportunity

Question 29 : Which of the following, if any, do you think should be included/improved alongside any new housing development? (Ranked in order)



Comments:

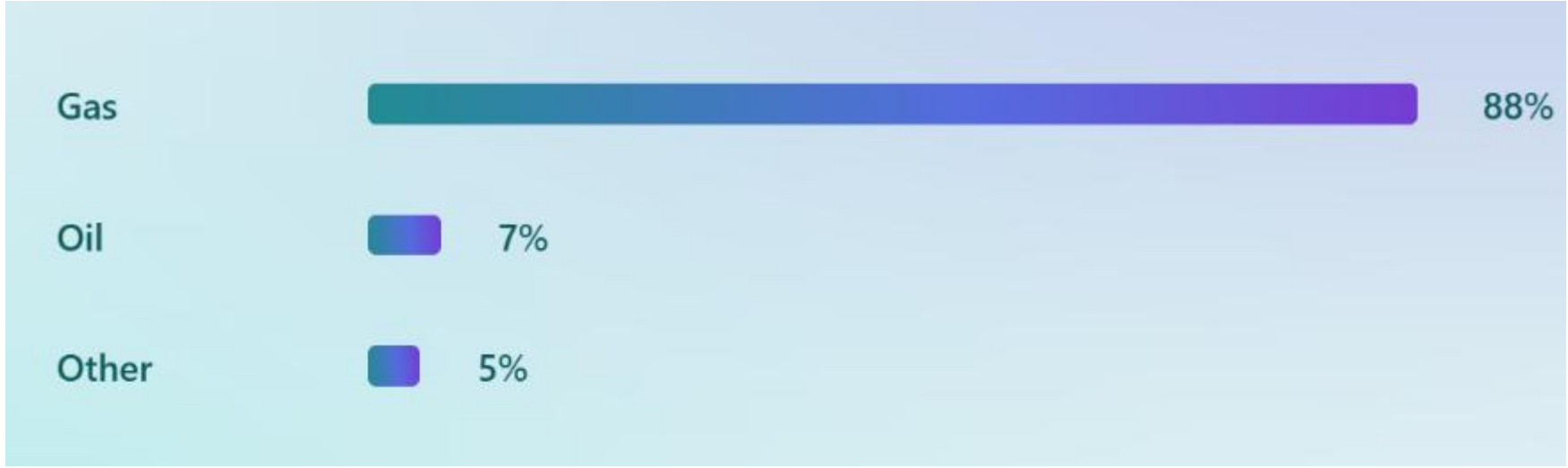
- Transport & movement is a major frustration / opportunity

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Survey Results

Section 4 : Utilities

Question 30 : Do you have a gas or oil supply?



Comments:

- Other – written comments suggest either ground or air source heat pump, or electric heaters

Question 31 : If oil only, can you please provide a reason why you're not connected to the mains gas supply?

Written responses (12):

- Gas supply does not extend to my house (6)
- Bought house with oil – no need to change (1)
- Gas supply means digging up drive and very expensive (1)

- 4 people made no comment

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Question 32 : Are you connected to the mains sewerage, or do you have a septic tank?



Comments:

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Question 32 : Are you connected to the mains sewerage, or do you have a septic tank?



Comments:

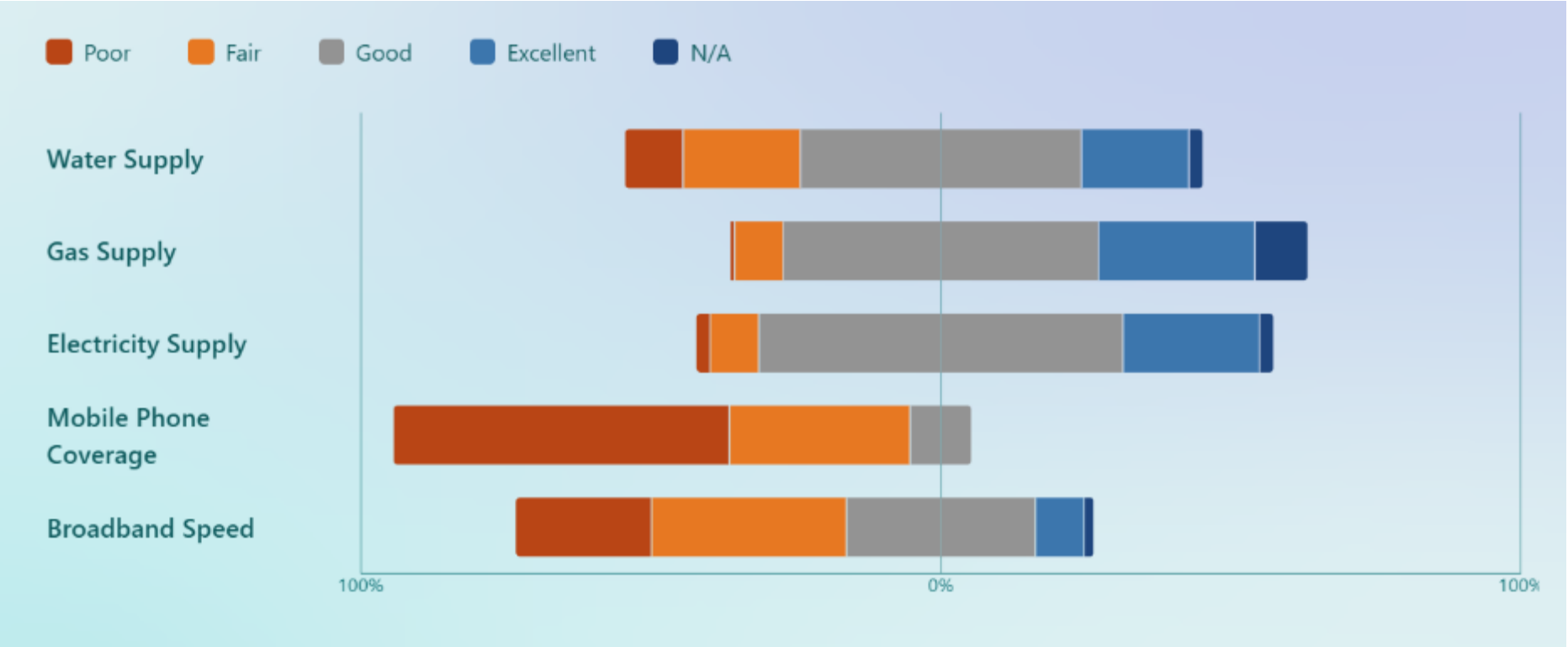
Question 33 : If you have a septic tank, please can you provide a reason why you're not connected to the sewerage system?

Written responses (13):

- Sewer does not extend to my house (7)
- Cost and convenience (1)

- 5 people made no comment

Question 34 : How would you rate the following utilities in Bishop Monkton?



Comments:

- Significant frustration with mobile coverage and broadband speed – which is a major issue in the modern economy

Thank you!

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To everyone who took the time to complete the survey



To the volunteers who delivered the flyers, delivered and collected paper copies and inputted paper copies into the system



To the members of the Neighbourhood Development Plan team who designed the survey